

## **PERMANENT COMMUNITY IMPACT FUND BOARD MEETING**

Department of Workforce Services  
Housing and Community Development Division  
Salt Lake City, Utah

### **MINUTES**

Thursday, June 1, 2017

#### **Members Present**

Keith Heaton  
David Damschen  
Garth "Tooter" Ogden  
Bruce Adams  
Steve Farrell  
Naghi Zeenati  
Ron Winterton  
Sonja Norton  
Jae Potter  
Gregg Galecki  
Jim Matson

Chairman  
State Treasurer  
Six County Association of Governments  
Southeastern Utah Association of Local Governments  
State Board of Water Resources  
State Transportation Commission  
Uintah Basin Association of Governments  
Uintah County  
Carbon County  
State Board of Water Quality  
Five County Association of Governments

#### **Staff and Visitors**

Jonathan Hardy  
Candace Powers  
Gayle Gardner  
Shad West  
Cristine Rhead  
Brenda Brown  
Kyle Slaughter  
Flint Timmins  
Aubrey Christensen  
Lisa Nelson  
John Mackey  
Skyler Davies  
Kelly Chappell  
Debi Carty  
Travis Kyhl  
Gary Zabriskie  
Brian Carver  
Kevin Yack  
Ken Burdick  
Brian Barton  
Byron Colton  
Christina Davis  
Eric Johnson  
Jewell Kloth  
Mike Langston  
Matt Creamer  
Dave Ogden  
Carson DeMille

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Division of Drinking Water  
Division of Water Quality  
Division of Water Quality  
Ensign Engineering  
Department of Workforce Services  
Six County Association of Governments  
Five County Association of Governments  
Bear River Association of Governments  
Uintah Basin Association of Governments  
Duchesne County  
Jones & DeMille Engineering  
Horrocks Engineers  
Department of Workforce Services  
Blaisdell, Church & Johnson  
Best Engineering  
Richfield City  
Richfield City  
Richfield City  
Jones & DeMille Engineering

Cecilia Johnson  
David Schmuker  
Michael Bryant  
Rex V. Harrison  
Ryan Snow  
Vaun Ryan  
John Zilles  
Russ Funk  
Pat Brady  
Greg Todd  
Jack Lytle  
Joe Piccolo  
Miles Nelson  
RoJean Rowley  
Clyde Watkins  
Mike Hawley  
Nathan Hall  
Mike McKee  
Susan Eisenman

Brian Head Town  
Big Water Town  
Southeastern Utah Association of Local Governments  
Horrocks Engineering  
Roosevelt City  
Roosevelt City  
Roosevelt City  
Heber City  
Green River City  
Duchesne County  
Daggett County  
Price City  
Price City  
Duchesne City  
Duchesne County Water Conservancy District  
Jones & DeMille Engineering  
Department of Environmental Quality  
Seven County Infrastructure Coalition  
Attorney General's Office

## **WELCOME**

The Permanent Community Impact Fund Board (CIB) meeting was held on Thursday, June 1, 2017 at the Centennial Event Center Conference Room, 60 West 400 South, Duchesne, Utah and was called to order at 8:30 a.m. by Chairman Keith Heaton.

## **ADMINISTRATIVE ITEMS**

### **Financial Review**

Candace Powers reviewed the status of the funds for today's meeting. There were twelve projects for final funding consideration on the agenda. It was indicated that Cache County and Blanding City have withdrawn their respective requests for funding. There is one new project for discussion and one pending project also on the agenda.

### **I. WELCOME AND INTRODUCTIONS**

Chairman Heaton welcomed everyone and asked Board members and staff to give introductions.

Chairman Heaton recognized Mike McKee for his service on the CIB Board as Commissioner of Uintah County. Chairman Heaton welcomed Sonja Norton, Mayor of Vernal City, who will now represent Uintah County on the CIB Board.

### **II. APPROVAL OF MINUTES**

Chairman Heaton requested a motion to approve the minutes from the April 6, 2017 meeting.

**Naghi Zeenati made and Tooter Ogden seconded a motion to approve the minutes of the April 6, 2017 meeting. The motion carried unanimously.**

### **III. PRIORITY PROJECTS**

All projects advanced to the Priority List were reviewed in detail by the Board at previous meetings. The information below is a summary of the requests as advanced to the Priority List.

1. Price City (Carbon County)

Price City's funding assistance request was advanced to the Priority List as a \$450,000 loan for 20 years at 2.5% interest for the Cliffview Cemetery expansion consisting of adding an additional 1,708 plots in two new sections to the cemetery. The project includes landscaping, concrete roads, concrete walkways, a restroom building and utility access. The applicant is contributing \$150,000 cash.

**Total Funding Request: a \$450,000 loan for 20 years at 2.5% interest.**

2. Price City (Carbon County)

Price City's funding assistance request was advanced to the Priority List as a \$300,000 loan for 20 years at 2.5% interest and a \$300,000 grant (total \$600,000) for upgrading water and sewer lines on 100 South between 300 East and 700 East. The project will also repair the road, curb, gutter, 5 fire hydrants and add 8 ADA curb cuts and 8 ADA detectable mats. The applicant is contributing \$600,000 cash.

**Total Funding Request: \$600,000 (\$300,000 loan for 20 years at 2.5% interest and a \$300,000 grant).**

**Bruce Adams made and Steve Farrell seconded a motion to fund projects #1-#2 as advanced to the Priority List. The motion carried unanimously.**

3. Roosevelt City (Duchesne County)

Roosevelt City's funding assistance request was advanced to the Priority List as a \$500,000 loan for 30 years at 0.0% interest and a \$2,000,000 grant (total \$2,500,000) for the Hancock Cove Sewer Project consisting of adding 11,300 linear feet of 12 inch sewer pipe, 4,200 linear feet of 8 inch sewer pipe, 46 sewer connections and abandoning 46 septic tanks. The project also includes storm drainage improvements, road repairs and other improvements to convey the sewage to Roosevelt City's sewer lagoons. The applicant is contributing \$190,000 cash.

**Total Funding Request: \$2,500,000 (\$500,000 loan for 30 years at 0.0% interest and a \$2,000,000 grant).**

**Ron Winterton made and Tooter Ogden seconded a motion to fund this project as advanced to the Priority List. The motion carried with Gregg Galecki opposed.**

4. Milford Area Healthcare Service District #3 (Beaver County)

Milford Area Healthcare Service District #3's funding assistance request was advanced to the Priority List as a \$150,000 loan for 5 years at 2.5% interest and a \$150,000 grant (total \$300,000). The project consists of purchasing two 2017 Ford F-350 4X4 Wheeled Coach Ambulances. The applicant is contributing \$30,000 cash.

**Total Funding Request: \$300,000 (\$150,000 loan for 5 years at 2.5% interest and a \$150,000 grant).**

**Steve Farrell made and Jim Matson seconded a motion to fund this project as advanced to the Priority List. The motion carried with Gregg Galecki opposed.**

5. Milford City (Beaver County)

Milford City's funding assistance request was advanced to the Priority List as a \$736,000 loan for 30 years at 2.0% interest and a \$736,600 grant (total \$1,472,600) for the construction of a 6,100 square foot community building with a city council chamber, multi-purpose room, mayor's office, administrative office, conference room, recorder and clerk office, archive storage, recreation equipment storage, break room, restrooms and mechanical room.

**Total Funding Request: \$1,472,600 (\$736,000 loan for 30 years at 2.0% interest and a \$736,600 grant).**

**Gregg Galecki made and Naghi Zeenati seconded a motion to fund this project as advanced to the Priority List. The motion carried unanimously.**

6. Brian Head Town (Iron County)

Brian Head Town's funding assistance request was advanced to the Priority List as a \$150,000 grant for the purchase of an International Type 3 Engine Pumper Truck to meet fire suppression needs for structure and urban interface fire operations. The applicant has been awarded \$200,000 from CDBG. The applicant is contributing \$50,000 cash.

**Total Funding Request: 150,000 grant.**

**Jim Matson made and Steve Farrell seconded a motion to fund this project as advanced to the Priority List. The motion carried with Gregg Galecki opposed.**

Gregg Galecki stated that the Board needs to be diligent in utilizing loan money.

7. Heber City (Wasatch County)

Heber City's funding assistance request was advanced to the Priority List as a \$3,500,000 loan for 30 years at 1.0% interest for an expansion of the public works facility by adding an additional 13,248 square feet to the vehicle maintenance building and an additional 5,868 square feet to the public works office. Other site improvements include more covered parking, a new salt storage building, street sweeper debris building, top soil storage improvements, an emergency generator, asphalt and concrete site paving and employee parking. The applicant is contributing \$1,993,181 cash.

**Total Funding Request: \$3,500,000 loan for 30 years at 1.0% interest.**

**Steve Farrell made and Ron Winterton seconded a motion to fund this project as advanced to the Priority List. The motion carried with Jae Potter opposed.**

Commissioner Potter expressed concern over the low interest rate for a non-producing county. There is a tax base that could cover this project.

8. Big Water Town (Kane County)

Big Water Town's funding assistance request was advanced to the Priority List as an \$83,000 grant to remodel the Community Center for restroom access and also a holding tank and an ADA ramp to the facility.

**Total Funding Request: \$83,000 grant.**

**David Damschen made and Jim Matson seconded a motion to fund this project as advanced to the Priority List. The motion carried unanimously.**

9. Town of Torrey (Wayne County)

Torrey Town's funding assistance request was advanced to the Priority List as a \$515,000 grant for the Spring Line Repair Project. The Drinking Water Board authorized total funding of \$1,852,000 (100% loan at 0.75% interest for 30 years), including the repayment of a prior CIB drinking water related loan. The applicant is contributing \$15,000 cash.

**Total Funding Request: \$515,000 grant.**

**Tooter Ogden made and Ron Winterton seconded a motion to fund this project as advanced to the Priority List. The motion carried unanimously.**

10. Cove Special Service District (Sevier County)

Cove Special Service District's funding assistance request was advanced to the Priority List as a \$510,000 grant for water system improvements to include well exploration and development, a new 300,000 gallon concrete water tank, and replacing undersized 6" waterlines with an estimated 15,691 linear feet of 8" water lines, and an estimated 60 auto-read meters. The Drinking Water Board authorized a \$600,000 loan for 30 years at 0.0% interest and a \$485,000 grant (total \$1,085,000). The applicant is contributing \$16,000 cash.

**Total Funding Request: \$510,000 grant.**

**Tooter Ogden made and Jim Matson seconded a motion to fund this project as advanced to the Priority List.**

Gregg Galecki asked if the applicant had implemented a sinking fund and a proposed rate structure to accommodate the loan.

The applicant indicated they had increased rates and there is sufficient revenue to make loan payments for this project.

The Chairman called the question.

**Tooter Ogden made and Jim Matson seconded a motion to fund this project as advanced to the Priority List. The motion carried unanimously.**

11. Blanding City (San Juan County)

Blanding City's funding assistance request was advanced to the Priority List as a \$1,258,000 loan for 30 years at 2.5% interest and a \$1,257,000 grant (total \$2,515,000) for the construction of a new Eastside sewer trunk line to alleviate capacity issues on the only existing trunk line that transports sewage from the community to the treatment lagoons. The project will include 28,762 feet of 8, 10 and 12 inch sewer lines with manholes and some minor asphalt repair where the lines cross existing roads. The applicant is contributing \$215,500 cash.

On March 22, 2017 this project received funding authorization from the Division of Water Quality for a \$2,557,000 loan for 30 years at 1.5% interest.

The applicant withdrew the funding request to CIB prior to the June 1, 2017 CIB funding meeting.

#### 12. Cache County (Cache County)

Cache County's funding assistance request was advanced to the Priority List as a \$3,500,000 loan for 15 years at 5.0% interest to construct a new 32,000 square foot multi-purpose building that includes a main exhibit hall, reception area, kitchen areas and storage areas. The building will be located at the fairgrounds. Utilities, parking and landscaping are not included in the budget. The applicant is contributing \$2,750,000 cash.

Cache County received affordable terms from an alternate funding source and withdrew the funding request to CIB prior to the June 1, 2017 CIB funding meeting.

### **IV. NEW PROJECTS**

#### 1. Richfield City (Sevier County)

Richfield City presented a funding request of \$595,000 (a \$245,000 loan for 10 years at 0.0% interest and a \$350,000 grant) for street improvements to widen College Avenue to two northbound through lanes, a center turn lane, a southbound through lane, and a southbound right turn lane and an access road connecting 1200 South and 1250 south.

The applicant indicated there have been serious accidents at this intersection. UDOT has acknowledged the danger and assisted with a plan to make safer access to the community. There will be 5 lanes instead of two. The speed limit has been lowered and these changes have reduced the danger.

Chairman Heaton acknowledged the cash from UDOT and the Sevier Special Service District, but suggested an interest bearing loan.

The applicant is seeking affordability but could accommodate an interest bearing loan.

The Board discussed the project and funding.

**Naghi Zeenati made and Ron Winterton seconded a motion to fund this project as a \$245,000 loan for 10 years at 1.5% interest and a \$350,000 grant (total \$595,000).**

**Gregg Galecki made a substitute motion to fund this project 75% loan and 25% grant; a \$446,000 loan for 10 years at 2.0% interest and a \$149,000 grant (total \$595,000). The motion failed due to lack of a second.**

The Chairman called the question on the original motion.

**Naghi Zeenati made and Ron Winterton seconded a motion to fund this project as a \$245,000 loan for 10 years at 1.5% interest and a \$350,000 grant (total \$595,000). The motion carried with Gregg Galecki opposed.**

### **V. PENDING PROJECTS**

#### 1. Green River City (Emery County)

Green River City's funding request was placed on the Pending List at the October 6, 2016 CIB meeting as a \$45,000 grant for a feasibility study to determine the necessary infrastructure and costs of implementing a natural gas pipeline system for the City to include operation and

maintenance expenses, regulatory steps for municipal gas services and a financial model that will be used by the City to establish rates and debt service costs.

Green River City had not received EDA funding approval and requested to be placed on the Pending List until notification.

Green River received notification dated April 3, 2017 from Economic Development Administration (EDA) indicating approval for a \$75,000 investment for an Economic Feasibility Study and Environmental Analysis of a Natural Gas Distribution System for the City of Green River, Utah.

The Board stated that CIB funding cannot be used for a natural gas pipeline project.

**Total CIB Funding Request: \$45,000 grant.**

**Bruce Adams made and Steve Farrell seconded a motion to fund this project as a \$45,000 grant. The motion carried unanimously.**

#### **ADJOURNMENT**

The next regularly scheduled meeting of the Permanent Community Impact Fund Board will be on Thursday, July 6, 2017 at 8:30 a.m. at the Multi-Agency State Office Building, 195 North 1950 West, Salt Lake City, Utah.

The meeting adjourned at 9:40 a.m.

Submitted by:  
Cristine Rhead